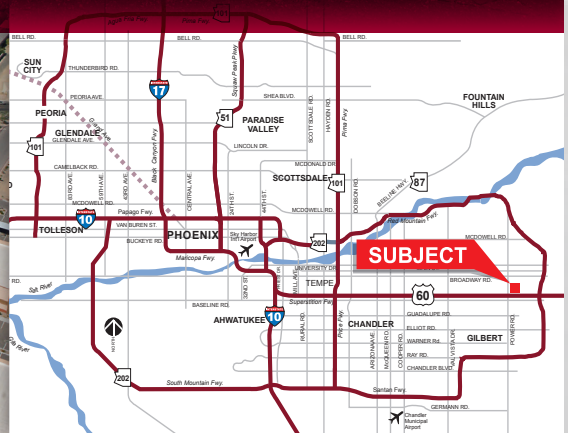
±10,626 SF AVAILABLE FOR LEASE

SUPERSTITION SPRINGS BUSINESS PARK

7427 E. Hampton Ave, Suite 133 | Mesa, Arizona 85209



DOUGLAS ALLRED COMPANY

FEATURES

Square Feet: ±10,626 SF

Existing Office/Showroom: ±1,474 SF

Clear Height: 18'

Parking Spaces: ± 60

Grade Level Doors: Two (2) 12' x 14'

Sprinkler System: Yes

Upgraded Power: ±400 amps (120/208V)

Warehouse: Evap Cooled

Zoning: LI (Light Industrial), City of Mesa

$0.60 NNN

Easy access to the US-60. This flex high image building is immediatly available for lease. Superstiton Springs Business Park is adjacent to over 2 million square feet of retail and restaurant space.

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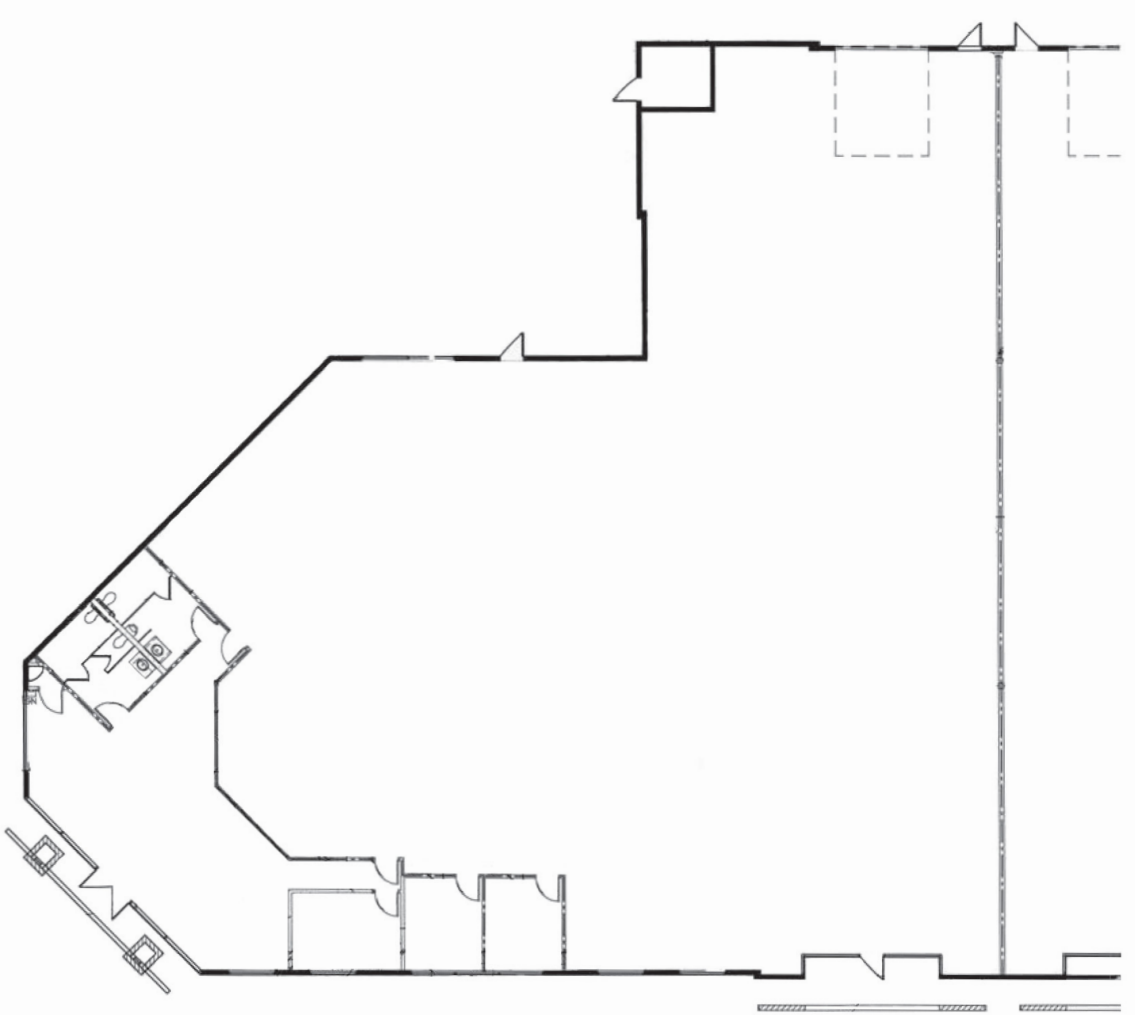
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Mesa, Arizona boasts 440,000 residents and is the 38th largest city in the United States and the second largest in the Phoenix Metro area. Larger than Atlanta, Cleveland, Miami, Minneapolis and St. Louis.

COST OF DOING BUSINESS
IN MESA/EAST VALLEY

LABOR	
$22.71	Mean Hourly Wage
$140.00	Unemployment Insurance (cost per employee)
6.4%	Unionization Rate
UTILITIES ELECTRIC RATES (PER KWH)	
$0.0957	Commercial
$0.0653	Industrial
NATURAL GAS (PER 1000 CUBIC FEET)	
$8.42	Commercial
$3.73	Industrial
TAXES	
5.0%	Bed Tax
6.98%	Corporate Income Tax
3.55%	Individual Income Tax (average of brackets)

Sources: US Bureau of Labor Statistics U.S. Energy Information Administration 2012; National Association of Realtors; unionstats.com; U.S. Census Bureau, Dept. of Commerce, taxfoundation.org

MESA'S LARGE EMPLOYERS

Banner Health System	9,573
Mesa Public Schools	8,770
Boeing	4,086
City of Mesa	3,715
Maricopa County Government	2,644
Maricopa Community College	1,951
Aviall Inc	842
Apple	700
Empire Southwest	585
Mountain Vista Medical Center	530
Salt River Project	505
TRW Vehicle Safety Systems	411
Special Devices	400

DEMOGRAPHIC SNAPSHOT (5 MILES)

2016 Population:	153,147
2020 Population Projection:	164,550
Median Household Income:	$49,312
Median Age:	43.90
Planning Area:	137 sq. Miles
Annual Average Rainfall:	9.29 inches
Annual Sunshine Days:	320 days
Average Minimum Temp:	57.5°
Average Maximum Temp:	86.4°

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